

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: OCTOBER 3, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-22560 AND ZON-22562

SDR-22557 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: KATHI MACDONALD - OWNER: ROBERT & NETA GARSIDE - Request for a Site Development Plan Review FOR A 3,588 SQUARE FOOT COMMERCIAL RECREATION/AMUSEMENT FACILITY (INDOOR) on 0.53 acres at 4309 Thom Boulevard (APN 138-01-701-003), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

62

City Council Meeting

46

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

13

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Backup referenced from the 08-09-07 Planning Commission Meeting Item 13

Motion made by STEVEN D. ROSS to Approve subject to conditions, amending Conditions 3, 4 and 6, deleting Conditions 5, 9 and 14 and adding the following conditions as read for the record:

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 9/27/07, except as amended by conditions herein.
4. The hours of operation for the Recreation/Amusement Facility (Indoor) are limited to 9 am to 9 pm, Monday through Friday, 9 am to 6 pm on Saturday, and 9 am to 3 pm on Sunday.
6. A Technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall

CITY COUNCIL MEETING OF: OCTOBER 3, 2007

include irrigation specifications. The technical landscape plan shall be in conformance to Title 19.12 Landscape and Buffer Requirements.

A. The driveway accessing this site from Thom Boulevard shall meet the requirements of Standard Drawing #224.

B. If gating is proposed at the site driveway, the gate may be located immediately behind the right-of-way line as long as the gate remains open during regular business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gate, either in the opened or closed position, intrude into the public right-of-way. If the gate is not intended to remain open during regular business hours, the gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way to operate the gate.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-RICKI Y. BARLOW)

Minutes:

See Item 79 for related backup and discussion.

